



**Merri-bek**  
City Council

# Council Resolution Action Memo

**Meeting Date:** 14/05/2025

**Report Heading / Item No.** 7.5 **C236MBEK - DEVELOPMENT CONTRIBUTIONS PLAN 2.0 - GATEWAY 1 - AUTHORISATION & EXHIBITION (D25/168630)**

**Confidential Status:** Public

**Department:** Director Place and Environment

**Further Report Required:** No

## Notes

### 7.5 C236MBEK - DEVELOPMENT CONTRIBUTIONS PLAN 2.0 - GATEWAY 1 - AUTHORISATION & EXHIBITION

#### Executive Summary

In 2015 Council adopted the *Moreland Development Contributions Plan 2015* (DCP 1.0) as a formal, lawful, and equitable way to collect contributions from new development toward the necessary infrastructure for a growing population.

DCP 1.0 established an obligation on Council to collect levies in line with specified rates in the Merri-bek Planning Scheme, deliver the infrastructure projects listed in the DCP's incorporated document, and spend the collected levies on these projects.

The collection period for levies under DCP 1.0 has expired, and a new DCP, the *Merri-bek Development Contributions Plan, April 2025* (DCP 2.0) has been prepared to support new and upgraded infrastructure to meet the needs of the community over the next 15 years.

Amendment C236mbek proposes to introduce DCP 2.0 into the Merri-bek Planning Scheme by applying Schedule 2 to the Development Contributions Overlay to all land within the municipality. Schedule 2 to the Development Contributions Plan Overlay imposes a development infrastructure levy and/or a community infrastructure levy on new residential, commercial, and industrial development.

The DCP 2.0 is based on Council's Capital Works Program (CWP) and includes infrastructure projects such as roads, drainage, footpath, streetscape works as well as community infrastructure projects (early years centres, libraries and aquatic facilities). The infrastructure is required to cope with the growing population of the municipality and the consequential increased demand on infrastructure.

The DCP 2.0 will provide certainty for Council, developers and the broader community on the application and extent of levies for new residential, commercial and industrial developments. The DCP 2.0 will also reduce uncertainty and resource demands associated with case-by-case voluntary negotiations and agreements between Council and developers.

#### Officer Recommendation

That Council:

1. Endorses the report *Merri-bek Development Contributions Plan (April 2025)* as shown in Attachment 1 as part of Amendment C236mbek.
  2. Seeks authorisation from the Minister for Planning to prepare Merri-bek Planning Scheme Amendment C236mbek in accordance with section 8A of the *Planning and Environment Act 1987*.
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3. Subject to the Minister's authorisation, prepares Amendment C236mbek, generally in accordance with the documentation provided at Attachments 1 and 2.
4. Exhibits Amendment C236mbek in accordance with section 19 of the *Planning and Environment Act 1987* and as outlined in the Consultation section of this report.
5. Authorises the Director Place and Environment to make changes to the Amendment prior to exhibition based on any conditions imposed in the authorisation granted by the Minister for Planning and to make administrative changes to correct errors and grammatical changes.

## **Resolution**

**Cr Pulford moved, Cr Theodosius seconded -**

**That Council:**

1. **Endorses the report Merri-bek Development Contributions Plan (April 2025) as shown in Attachment 1 as part of Amendment C236mbek.**
2. **Seeks authorisation from the Minister for Planning to prepare Merri-bek Planning Scheme Amendment C236mbek in accordance with section 8A of the Planning and Environment Act 1987.**
3. **Subject to the Minister's authorisation, prepares Amendment C236mbek, generally in accordance with the documentation provided at Attachments 1 and 2.**
4. **Exhibits Amendment C236mbek in accordance with section 19 of the Planning and Environment Act 1987 and as outlined in the Consultation section of this report.**
5. **Authorises the Director Place and Environment to make changes to the Amendment prior to exhibition based on any conditions imposed in the authorisation granted by the Minister for Planning and to make administrative changes to correct errors and grammatical changes.**

8.31 pm      *Cr Abboud left the meeting during the debate.*

8.32 pm      *Cr Abboud returned to the meeting during the debate.*

**Carried unanimously**

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